

"Estate Agency is evolving...evolve with us"



3 Grosvenor Avenue, Newquay TR7 1BJ

£385,000

A GORGEOUS AND DECEPTIVELY SPACIOUS FOUR BEDROOM TOWN HOUSE JUST A SHORT WALK TO THE TOWN CENTRE AND MANY BEACHES. THIS VERSATILE PROPERTY OFFERS VERSATILE ACCOMMODATION AND IS PARTICULARLY SPACIOUS WITH THE ADDED BENEFIT OF PARKING FOR TWO CARS AND NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 4 / BATHROOMS: 1

FEATURES:

- FOUR BEDROOM TOWN HOUSE WITH PARKING FOR TWO CARS
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND MANY BEACHES
- FINISHED AND PRESENTED TO A FLAWLESS STANDARD
- GAS CH AND UPVC DOUBLE GLAZING
- ORIGINAL TILED FLOOR IN THE HALLWAY
- ALL MAINS SERVICES
- FLOOR PLAN TO FOLLOW
- NO ONWARD CHAIN
- LARGE LOFT WITH A VELUX WINDOW

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

THE LOCATION:

Welcome to Number Three Grosvenor Avenue...an exceptional example of a four bedroom town house, lovingly cared for by the current owners. Located within a few minutes walk of the thriving town centre, Newquay offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. The property is a short walking distance to the many beaches (including the world famous Fistral Beach), the Heron Tennis Centre, The Sports Centre and Trenance Gardens.

An inviting hallway with an original tiled floor guides you into this property where you will find the dual aspect lounge on the right which has a bay window to the front and a log burner complimented by a high quality engineered oak floor, a brilliant family sized room with ample space for even the largest family to snuggle down and watch a film!

At the rear, the kitchen diner is a generous size with an array of cream gloss units and space for a washing machine, dish washer and an American style fridge freezer. There's also an eye level double oven and gas hob with a door to the rear.

All four bedrooms can be found on the first floor off from the split level landing. There's three doubles and a single, the largest double has a bay window to the front and all are presented to a flawless standard with neutral decor and a mixture of high quality carpets and floor boards. Also, on the first floor you will find the family bathroom which has a bath with a shower over and a separate wc. The loft is accessed via a pull down ladder and is partly boarded with a velux window. We understand there is potential to convert subject to the necessary building /planning regulations.

At the rear, there's a lean-to storage room and access to the courtyard style garden which is fully enclosed. There's also a garden shed and parking for two cars at the rear.

This property has gas central heating powered by a combination boiler located in a cupboard in the smaller bedroom. The windows are all upvc double glazed.

In summary, this truly is an exceptional town house with enough space to accommodate the largest of families. It really is presented to a fabulous standard and has flexible accommodation in a highly desirable part of Newquay within minutes of many beaches.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
5.41m x 1.75m (17'9 x 5'9)

.

Lounge
8.10m x 3.07m (26'7 x 10'1)

.

Kitchen Diner
7.21m x 2.77m (23'8 x 9'1)

.

Lean To
4.09m x 1.57m (13'5 x 5'2)

.

Bedroom 1
4.47m x 3.15m (14'8 x 10'4)

.

Bedroom 2
3.45m x 3.12m (11'4 x 10'3)

.

Bedroom 3
2.79m x 2.74m (9'2 x 9'0)

.

Bedroom 4
2.84m x 1.73m (9'4 x 5'8)

.

Bathroom
2.01m x 1.52m (6'7 x 5'0)

.

WC
1.93m x 0.94m (6'4 x 3'1)

.

01637 877754

info@momovenewquay.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		82
	(81-91) B		
	(69-80) C		
	(55-68) D	65	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

